001.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	983,800 / 983,800
					USE VALUE:	983,800 / 983,800
					ASSESSED:	983,800 / 983,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENTHAL JENNIFER D	
Owner 2:		
Owner 3:		
Street 1:	20 WOODLAND RD	
Street 2:		
Twn/City:	LEXINGTON	
St/Prov:	MA	Cntry:
Postal:	02420	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	ROSENTHAL JENNIFER D & -
Owner 2:	WARREN JEREMY -
Street 1:	20 WOODLAND RD
Twn/City:	LEXINGTON
St/Prov:	MA
Cntry:	
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1908, having primarily Asbestos Exterior and 4035 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4000.000	551,800		432,000	983,800
Total Card	0.092	551,800		432,000	983,800
Total Parcel	0.092	551,800		432,000	983,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 243.82 | /Parcel: 243.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 527

GIS Ref

GIS Ref

Insp Date 08/04/17

!51!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	552,500	0	4,000.	432,000	984,500	984,500	Year End Roll	12/18/2019
2019	105	FV	422,600	0	4,000.	459,000	881,600	881,600	Year End Roll	1/3/2019
2018	105	FV	422,600	0	4,000.	334,800	757,400	757,400	Year End Roll	12/20/2017
2017	105	FV	396,900	0	4,000.	291,600	688,500	688,500	Year End Roll	1/3/2017
2016	105	FV	396,900	0	4,000.	248,400	645,300	645,300	Year End	1/4/2016
2015	105	FV	354,800	0	4,000.	243,000	597,800	597,800	Year End Roll	12/11/2014
2014	105	FV	354,800	0	4,000.	199,800	554,600	554,600	Year End Roll	12/16/2013
2013	105	FV	368,800	0	4,000.	190,100	558,900	558,900		12/13/2012

PRINT

Date	Time
12/10/20	15:56:35

LAST REV

Date	Time
08/22/17	09:29:56

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 51

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENTHAL JENNI	59953-428		9/7/2012	Convenience	10	No	No		
WARREN JENNIFER	57659-25		10/18/2011	Family	10	No	No		
WARREN JENNIFER	51560-348		8/12/2008	Family		No	No		
	19149-197		6/1/1988		290,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2014	654	Porch	12,450					
3/5/2010	149	Re-Roof	10,350					INSTALL EPDM RUBBE

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
6/26/2014	External Ins	PC	PHIL C
2/21/2009	Meas/Inspect	345	PATRIOT
10/22/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	527
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.91022301
Const Adj.:	0.93090689
Adj $ / SQ:	144.047
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	799682
Depreciation:	247901
Depreciated Total:	551781

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 18		BRs: 9			Baths: 3				HB		

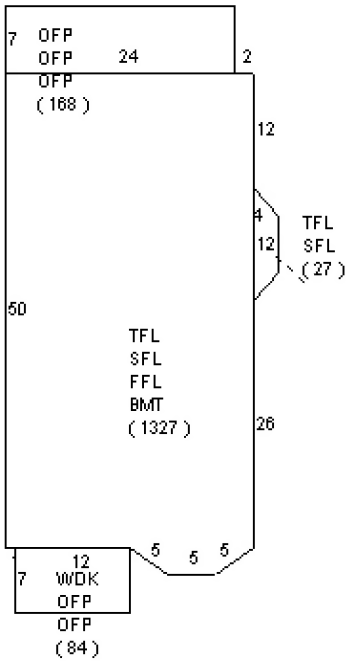
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	6	3	
Totals			
3	18	9	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,354	144.050	195,039
TFL	Third Floor	1,354	144.050	195,039
BMT	Basement	1,327	43.210	57,345
FFL	First Floor	1,327	144.050	191,150
OFP	Open Porch	672	17.650	11,858
WDK	Deck	84	14.890	1,251

Net Sketched Area:	6,118			Total:	651,682
Size Ad	4035	Gross Are	6118	FinArea	4035

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

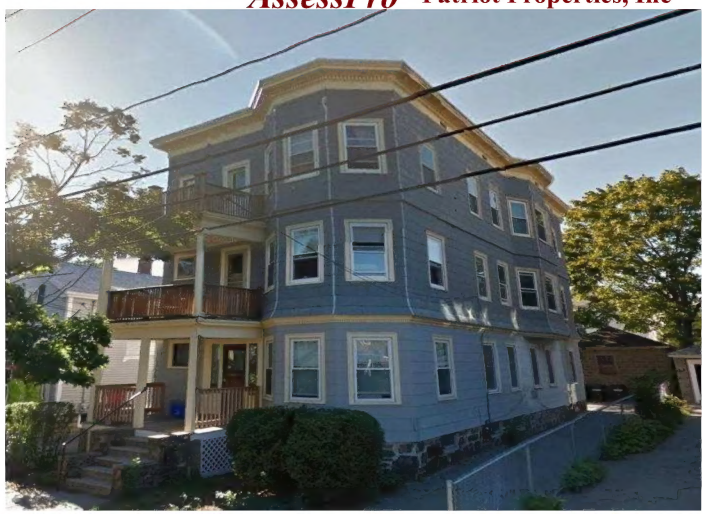
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	144.05
Special Features:	0	Val/Su Net:	90.19
Final Total:	551800	Val/Su SzAd	136.75

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	